

Terms & Conditions

Bookings:

- Enquiries will only be considered a firm booking once the Deposit has been received.
- 50% Deposit is required to confirm a booking, and booking confirmation details will be sent as acknowledgement.
- The Balance must be received in full at least 45 days before arrival, failure to pay on time will result in a loss of the booking and the deposit paid.
- All payments must be made in US Dollars with all Bank charges to be paid by you.

Rental details:

- For off-Peak periods there is a minimum stay of 3 nights.
- For Peak periods, there is a minimum stay of 5 nights.
- Over Christmas and New Year, there is a minimum stay of 10 nights.

Rental Terms:

- This Property is the private holiday home of the owner and should be treated with respect. Any damages or loss of property or contents during your stay will be charged to you
- Villa occupancy is restricted to the number of persons confirmed at the time of booking and may not exceed this number.
- The safety of all guests, including and especially, children, is the sole responsibility of the guests.
- It is a condition of booking that adequate travel and health insurance is organized by you prior to arrival. This should include third party liability, vacation rental, accidental damages and medical repatriation. Your confirmation of the booking will be considered confirmation that all members of your party are adequately insured. The villa owner will not be held responsible for any accidents or injuries that occur whilst on the property.
- Each bedroom is fitted with a safe for valuables. The owner will not be held responsible for loss of personal property or valuables.
- You will agree to respect the traditions, customs and laws of Sri Lanka and to treat the staff working at the Villa with due respect.
- In cases of unacceptable vandalism, anti-social or dangerous behavior, the villa owner reserves the right to ask you to vacate the Property without compensation.

- The villa owner cannot be held responsible for any noise or disturbance which emanates from beyond the borders of the Property and which is out of the owner's control.

Security Deposit:

- A Security Deposit in the sum of 1 night's rent will be included with the final payment of the Balance. This will be used to cover any damages or outstanding charges. The sum in full, or the balance after charges, will be returned in US Dollars on the day of departure.

Additional Villa Charges:

- All meals, except for breakfasts, are to be paid by the client. The client to provide cash for the house staff to cover transportation and purchase of all food and beverage items on their behalf. Please note that, by law, the staff are not permitted to purchase alcohol on behalf of clients.
- Laundry is available at an additional cost.
- All utility costs, staff salaries, local taxes and management costs are included in the booking fee.
- Internet is available but excessive use over and above the service provided, will be charged at cost.

Arrival/Departure times

- Arrival time is 14.00 and departure time is 11am.
- Early check in and late check-out may be arranged subject to availability and may incur additional charges.

Events:

- All bookings are assumed to be for normal holiday purposes only.
- Any events or celebrations involving more guests than the number of those staying at the villa must be agreed by the villa owner at the time of booking. Depending on the nature of the event, there may be extra costs charged.
- Failure to communicate the intention to hold an event will be considered a breach of the Terms & Conditions and may result in your being asked to vacate the property without compensation.

Cancellations:

- Cancellations must be received in writing for them to be effective
- Cancellations more than 60 days before arrival, will be refunded 80% of the received rental fee, minus a US\$ 200 administration fee.

- Cancellations 30-60 days before arrival date will receive 50% of booking amount, minus US\$200 Administration fee.
- Cancellations 1-29 days before arrival date, will receive no refund whatsoever.

Behaviour:

Sri Lanka is a conservative society. Illegal or immoral activities are strictly prohibited as they put both the guest and the staff at risk with the Law. Illegal substances, dangerous goods and firearms are prohibited.

If in the reasonable opinion of the owner or Property manager you or any member of your party behaves in such a way that is likely to cause danger, upset or distress to a third party or to the Property, the owner/manager reserves the right to terminate the stay of said person(s) concerned, without compensation or refund.

Governance:

- In the event of any dispute of whatever nature, including these Terms and Conditions, this will be subject to the laws of the Courts of Sri Lanka.